

# COMMUNITY MEETING 1

## SOUTH SHORES PARK GENERAL DEVELOPMENT PLAN

MISSION BAY PARK IMPROVEMENT FUND OVERSIGHT COMMITTEE

October 3, 2023



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- Introductions
- General Development Plan Process
- Project Overview
- Opportunities and Constraints
- Case Studies
- Project Goals Exercise
- Next Steps



# INTRODUCTIONS

## Mission Bay Park Improvement Fund Oversight Committee

- Judith Munoz, Chair

## City of San Diego

- Kevin Oliver, City of San Diego
- Kevin Nguyen, City of San Diego

## Landscape Architect

- JT Barr, Schmidt Design Group
- Jenn Montgomery, Schmidt Design Group
- Chase Conk, Schmidt Design Group



# INTRODUCTIONS



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- Landscape Architecture and Planning firm established in 1983
- 175+ Public Park Designs throughout California
- Project examples
  - County Administration Waterfront Park
  - Tecolote Shores Playground
  - Civita Park



# INTRODUCTIONS – PROJECT TEAM

*SAFDIE RABINES  
ARCHITECTS*

**Safdie Rabines**  
Architect



**CR Associates**  
Civil Engineer

**DUDEK**

**Dudek**  
Environmental  
Consultant

**SCS**  
**ENGINEERS**

**SCS Engineers**  
Environmental Consultant /  
Landfill Expert



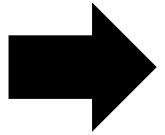
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# GENERAL DEVELOPMENT PLAN PROCESS

## SOUTH SHORES

## When is a General Development Plan needed?

- Adding facilities
- Change the use of existing facilities
- Council Policy 600-33



### **Step 1: Community Meetings**

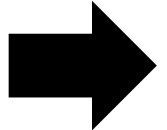
- Collect Public Input
- Request the Recommended Approval

### **Step 2: Park and Recreation Board (PRB) Approval**

- Present proposed Final GDP
- Request the approval of the Final GDP



# GDP TIMELINE



**OCT 3, 2023**

Community Meeting #1  
Collect Feedback



**SUMMER 2024**

Community Meeting #3  
Present Schematic Design  
Alternatives



**WINTER/SPRING 2025**

Park and Recreation Board  
Request Approval



**WINTER/SPRING, 2024**

Community Meeting #2  
Park Amenity Prioritization



**FALL 2024**

Community Meeting #4  
Final GDP Presentation





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# PROJECT OVERVIEW

**SOUTH SHORES**



# PROJECT LOCATION

## Rose Marie Starns South Shores Park

- 96 acres
- East of Sea World  
on Sea World Drive

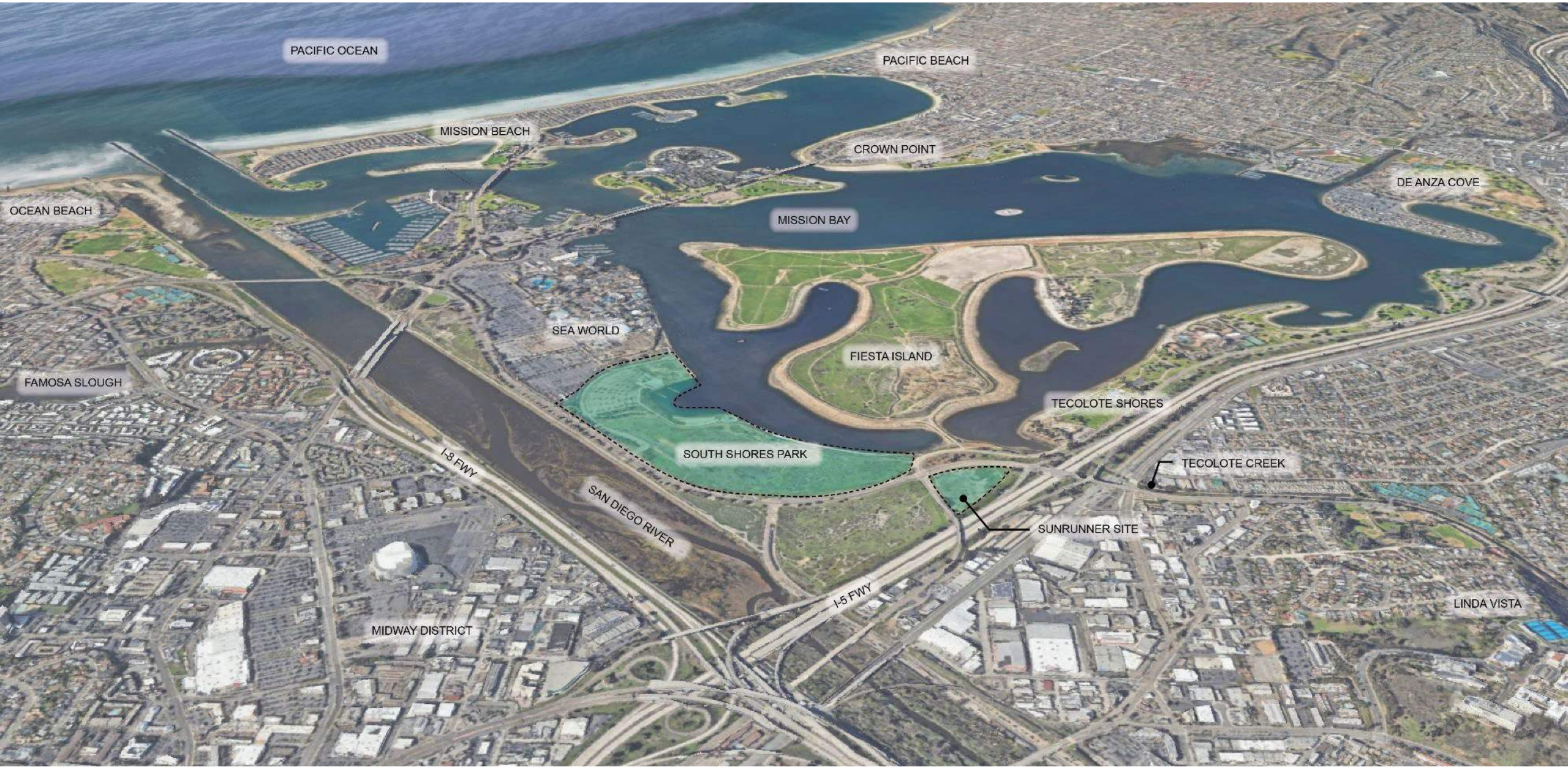
## Sunrunner Site

- 9.5 acres





# PROJECT LOCATION



PACIFIC OCEAN

PACIFIC BEACH

MISSION BEACH

CROWN POINT

DE ANZA COVE

OCEAN BEACH

MISSION BAY

SEA WORLD

FIESTA ISLAND

FAMOSA SLOUGH

SOUTH SHORES PARK

TECOLOTE SHORES

TECOLOTE CREEK

I-8 FWY

SAN DIEGO RIVER

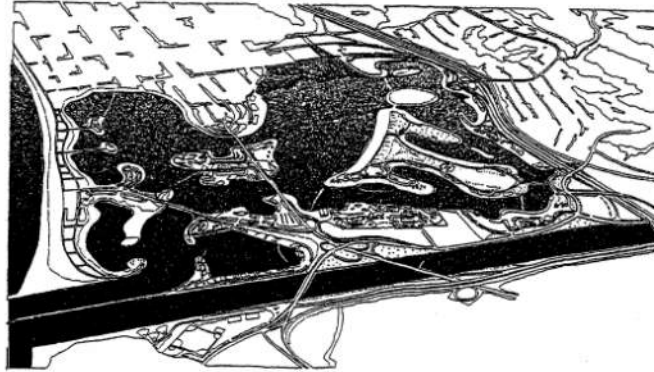
SUNRUNNER SITE

I-5 FWY

MIDWAY DISTRICT

LINDA VISTA

## MISSION BAY PARK MASTER PLAN



City of San Diego

Adopted August 2, 1994

Amended:

August 1, 1995

May 13, 1997

July 9, 2002

November 23, 2021

**SOUTH SHORES PARK GOAL 1**

***An intensively used park area that attracts visitors to a variety of public and commercial recreation venues yielding, in aggregate, a summary view of the park's grand aquatic identity.***

- 1.1 A destination which balances intensive water-oriented recreation uses with the provision of public access to the shore for passive recreation purposes, such as a pedestrian and bicycle pathway.
- 1.2 The area where the view from the roadway confluence at the eastern end of South Shores greets visitors as a primary gateway capturing near and long views of the aquatic environment, natural marsh areas, and adjacent recreation areas.
- 1.3 An area which provides bicycle and pedestrian paths allowing for recreational use and connecting to other park destinations.
- 1.4 An area which includes safe access to a path along the San Diego River floodway providing access to its rim for passive recreation purposes and viewing of the river and its resources.

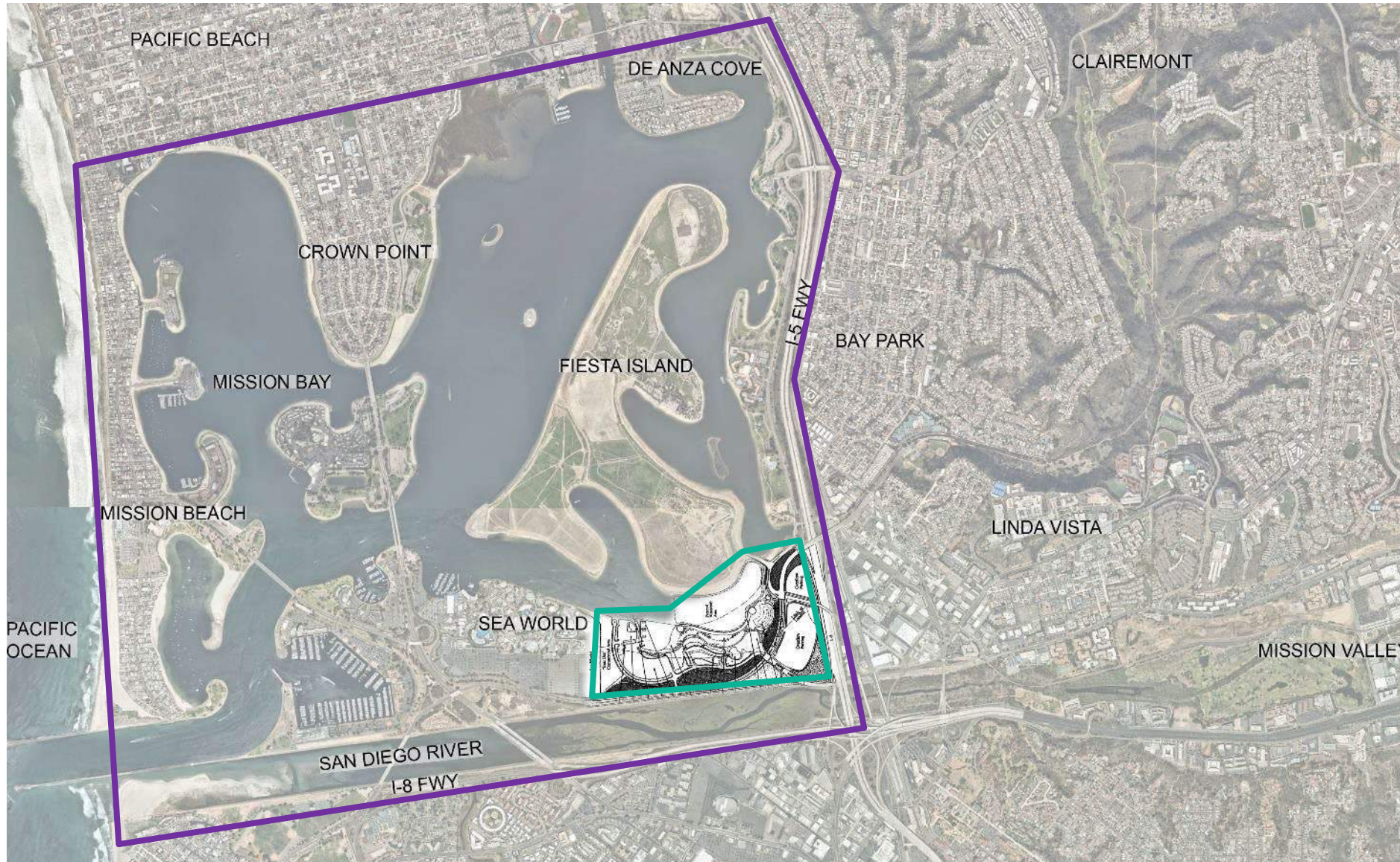
**SOUTH SHORES PARK GOAL 2**

The level of recreation intensity envisioned for South Shores may be compromised by the existing landfill in terms of suitability for foundations and toxic hazards. The costs required to mitigate its impact on development should be weighed against the potential fiscal and recreation benefits of such development. Regardless of the level of development intensity, South Shores should be:

***A toxic-free recreation area posing no hazard to the health and safety of current and future park users.***

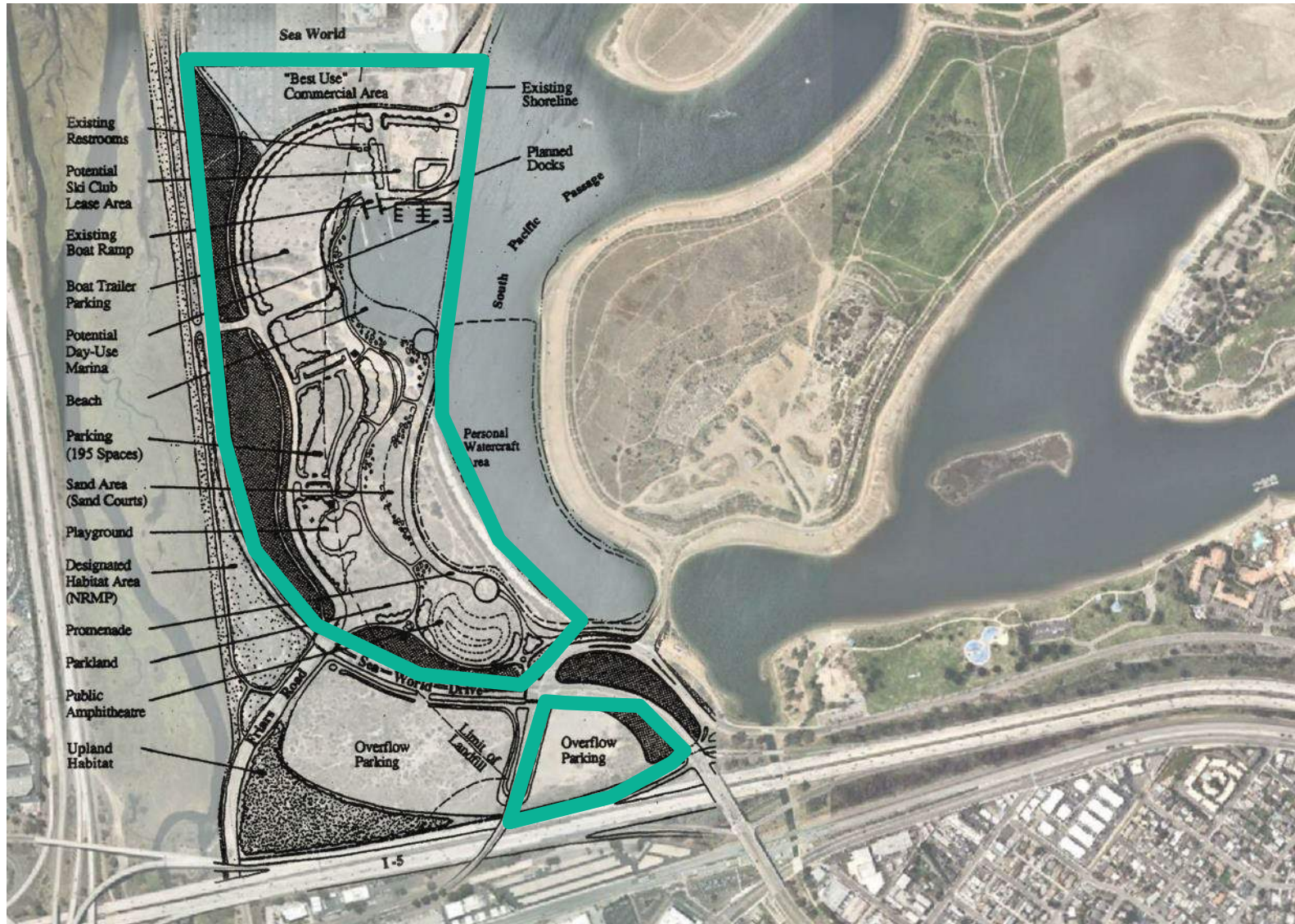


# MISSION BAY MASTERPLAN



-  Mission Bay Park
-  Rose Marie Starns South Shores Park





## Mission Bay Park Master Plan

Includes amenities such as:

### South Shores Park

- Ski club
- Day-use marina
- Promenade
- Public amphitheater
- Playground
- Restrooms
- Beach
- Habitat areas
- Parkland
- Additional parking

### Sunrunner Site

- Overflow Parking



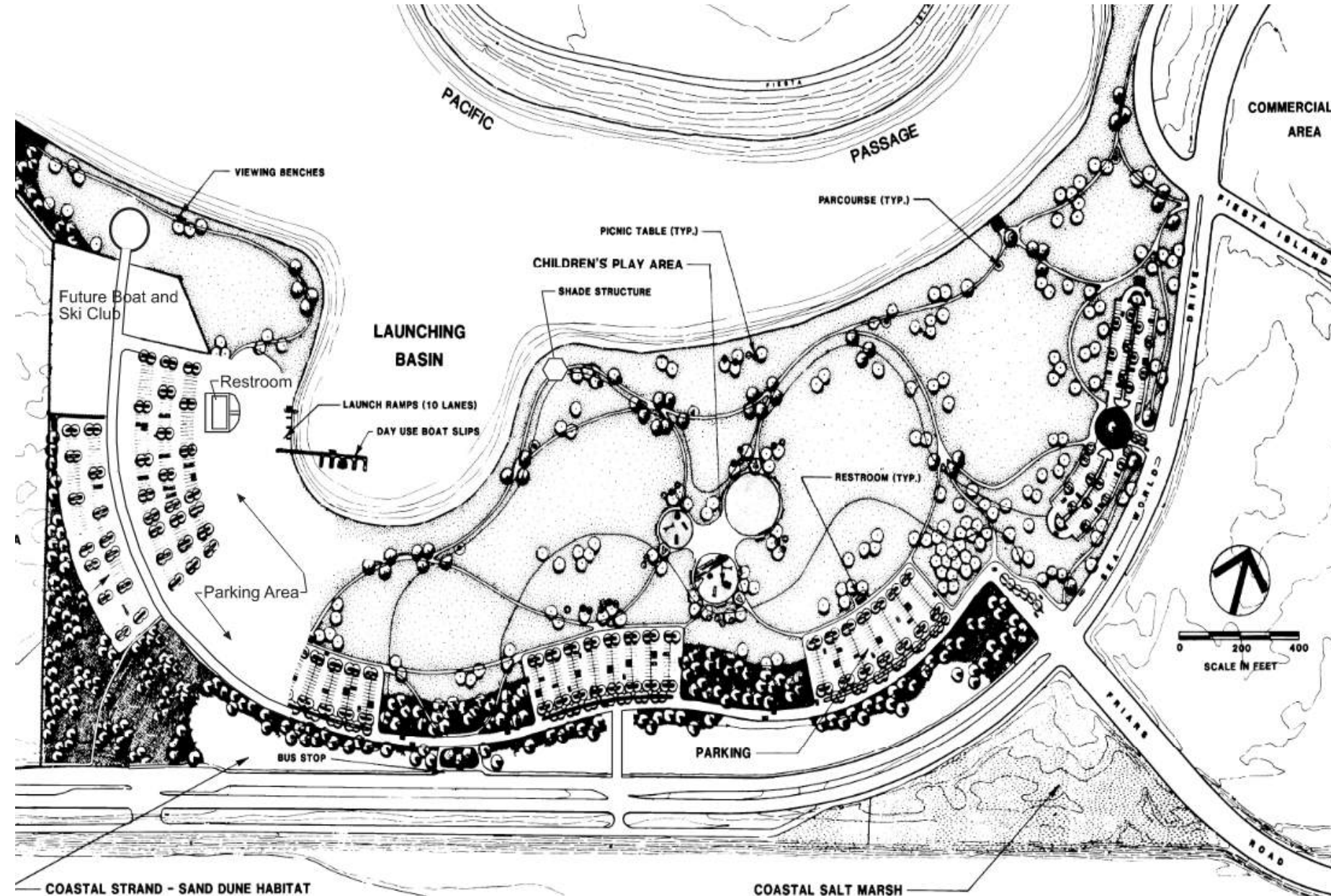


# SOUTH SHORES DRAFT GDP

## South Shores Draft GDP

Includes amenities such as:

- Children's playgrounds
- Restrooms
- Open turf park area
- Future Boat and Ski Club
- Parking
- Not adopted by the Park and Recreation Board







# FIESTA ISLAND PARK GDP



## Fiesta Island Park GDP



# FIESTA ISLAND PARK GDP



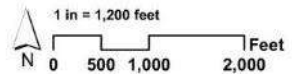
## Fiesta Island Park GDP

Includes amenities such as:

- Beaches
- Active Recreation (Parkland)
- Coastal Landscape (Natural Recreation)
- Habitat Preserves and Wetlands
- Off-Leash Dog Area
- Trails & Pathways
- Playgrounds
- Youth Camping Area
- Restrooms

### LEGEND

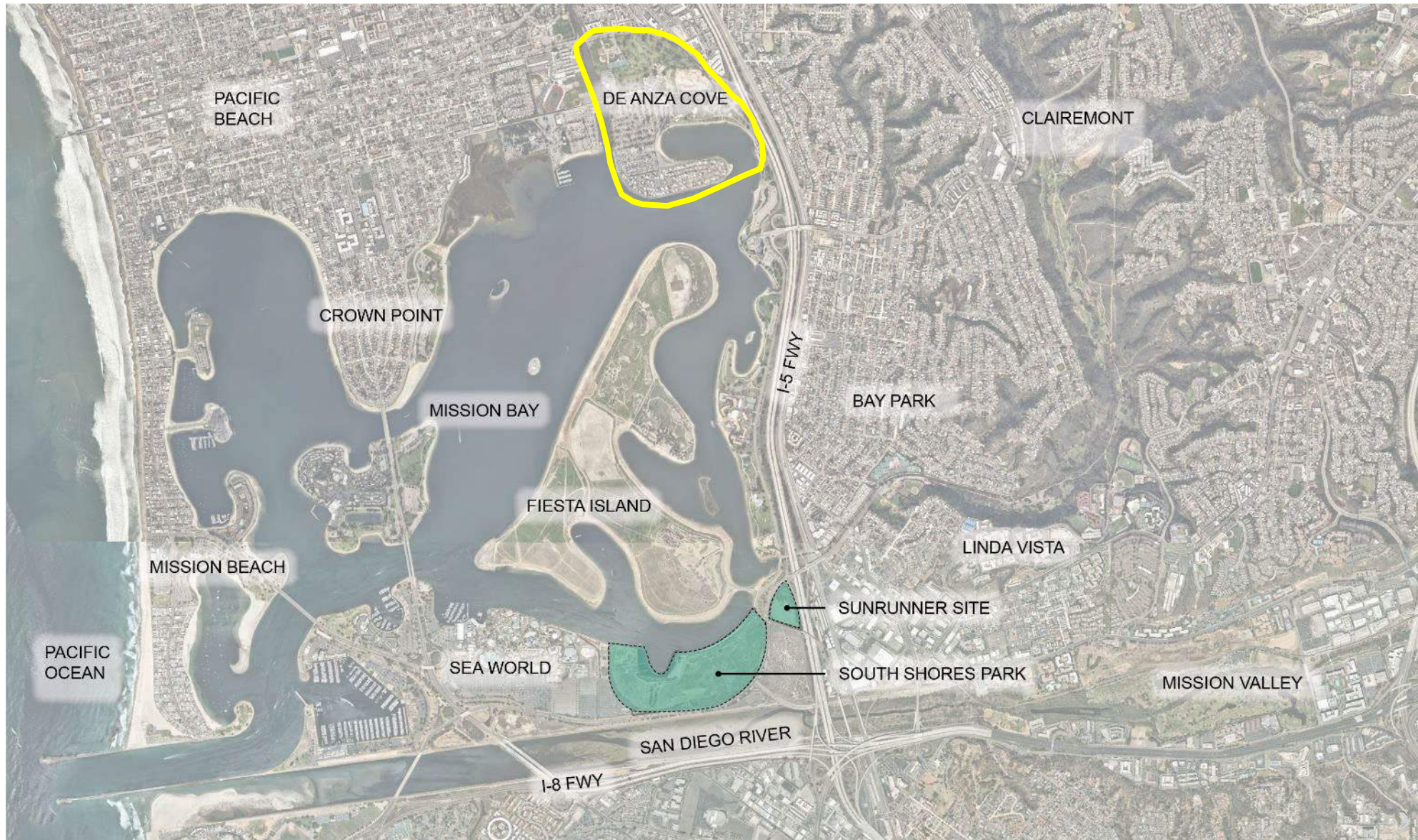
	Special Event RV Parking		Coastal Landscape (Natural Recreation)		Fenced Off-Leash Dog Area
	ADA Shore Access		Habitat Preserves		Sand Management
	Playground		Least Tern Preserves		Sand Arena (Parkland)
	Pedestrian and Bicycle Bridge		Active Recreation (Parkland)		Beach
	Restrooms		Wetlands		Road
	Lease Areas		Proposed Eelgrass Expansion		Multi-Use Path
	Parking Lots				



Fiesta Island Concept Plan  
figure 32 (b)



# DE ANZA NATURAL – IN PROGRESS



## De Anza Natural

- Prepared 2023



# DE ANZA NATURAL – IN PROGRESS



## De Anza Natural

Includes amenities such as:

- Expanded habitat and preserves
- Boat facilities and clubhouse
- Active recreation
- Beaches
- Visitor accommodations
- Nature center
- Regional parklands
- Recommends relocation of the Boat and Ski Club to South Shores



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# OPPORTUNITIES AND CONSTRAINTS

**SOUTH SHORES**

# EXISTING CONDITIONS

## Existing Uses



# EXISTING CONDITIONS

## Existing Uses



# EXISTING CONDITIONS

## Existing Uses



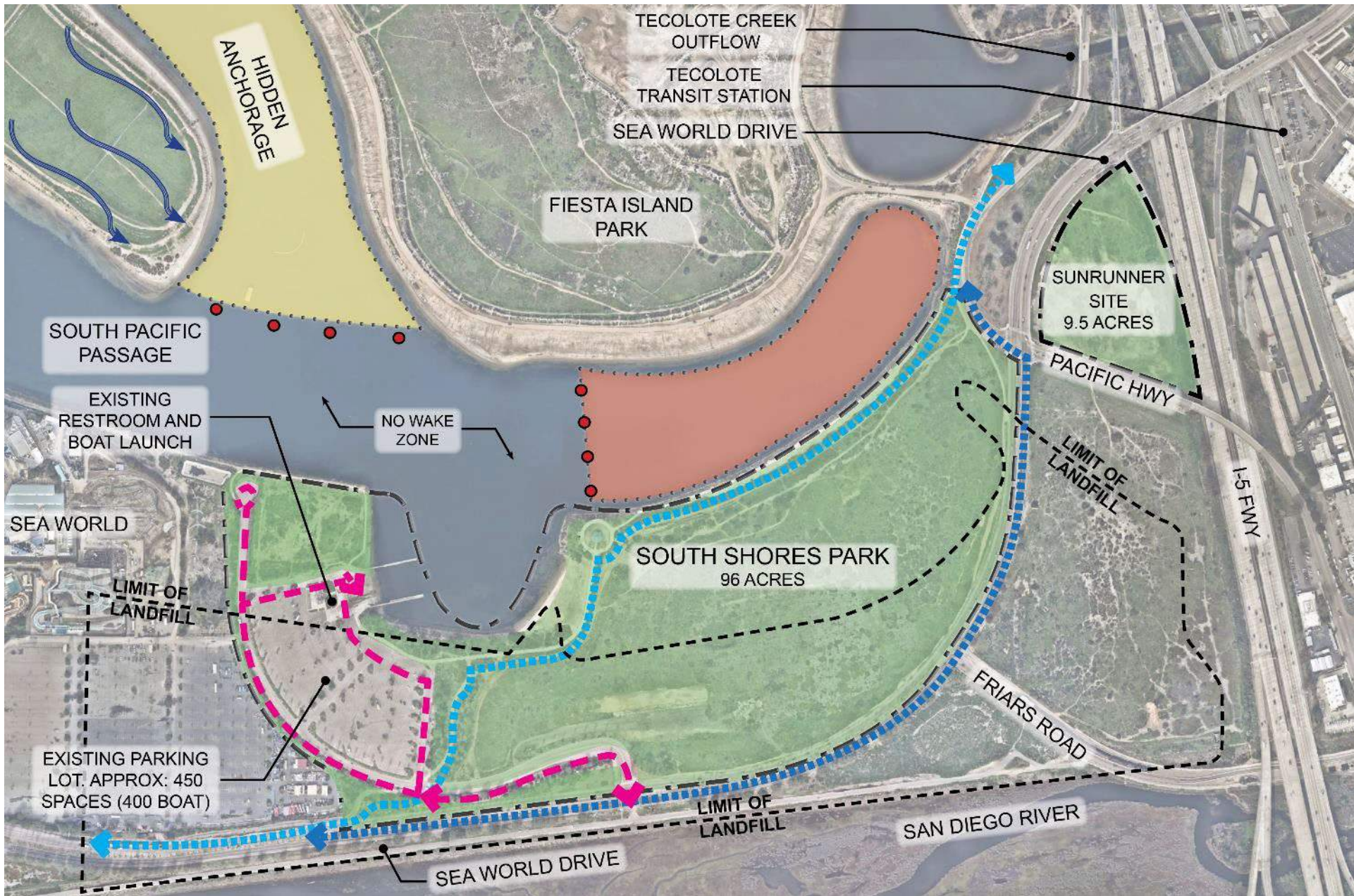


# EXISTING CONDITIONS

## Site Analysis

### Legend

-  Personal Watercraft Area
-  Special-Use Permit Area
-  Off-Street Bicycle Route
-  Street Bicycle Route
-  Vehicular Route
-  Mission Bay Buoys
-  Prevailing Wind



# EXISTING CONDITIONS

## Silent Flyers





 Silent Electric Flyers Boundary



# EXISTING CONDITIONS

## Habitat

### Special Status Species

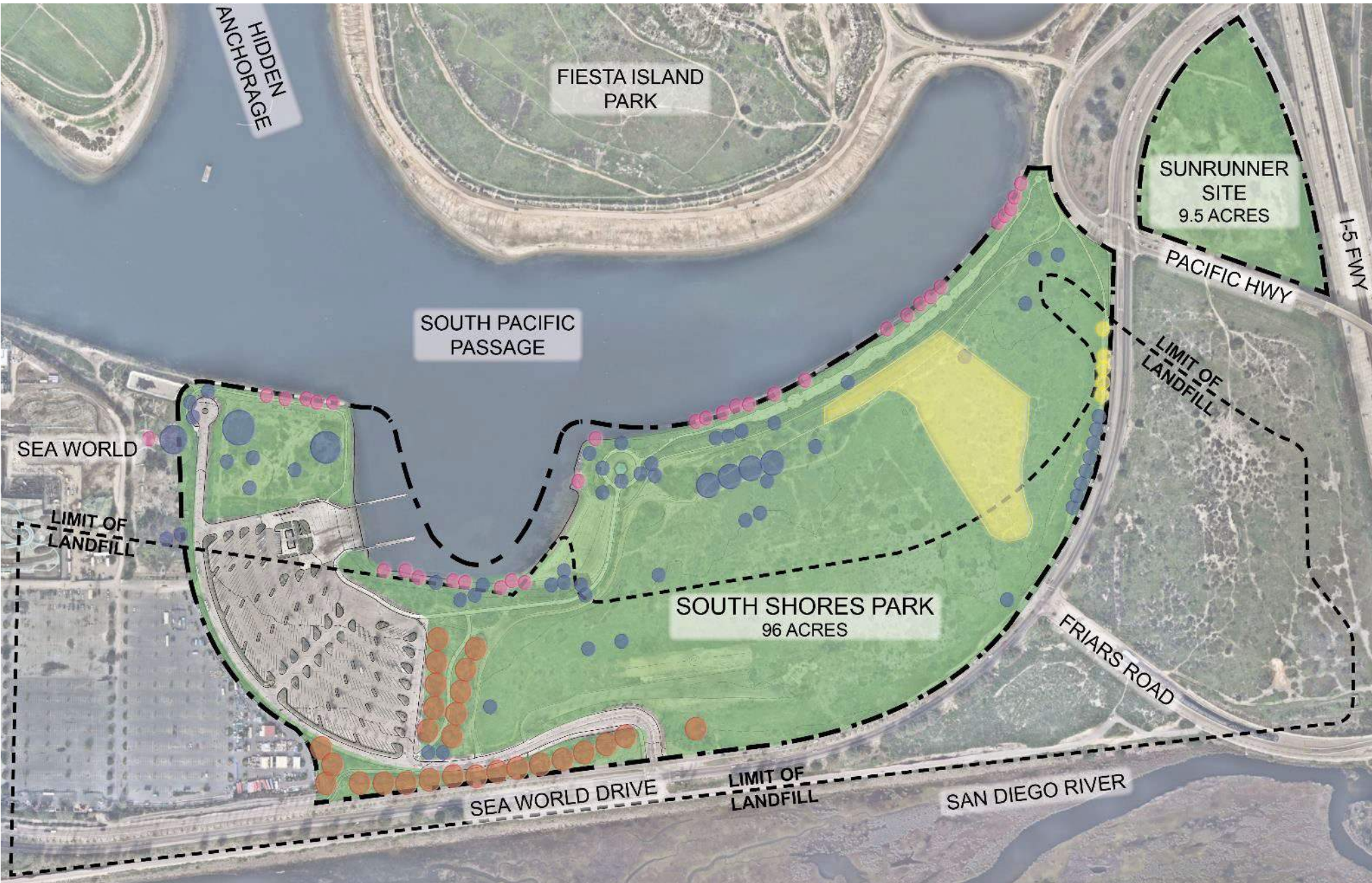
-  Lewis' Evening Primrose
-  Woolly Seabligh
-  Nuttall's Acmispon
-  Torrey Pine



TORREY PINE



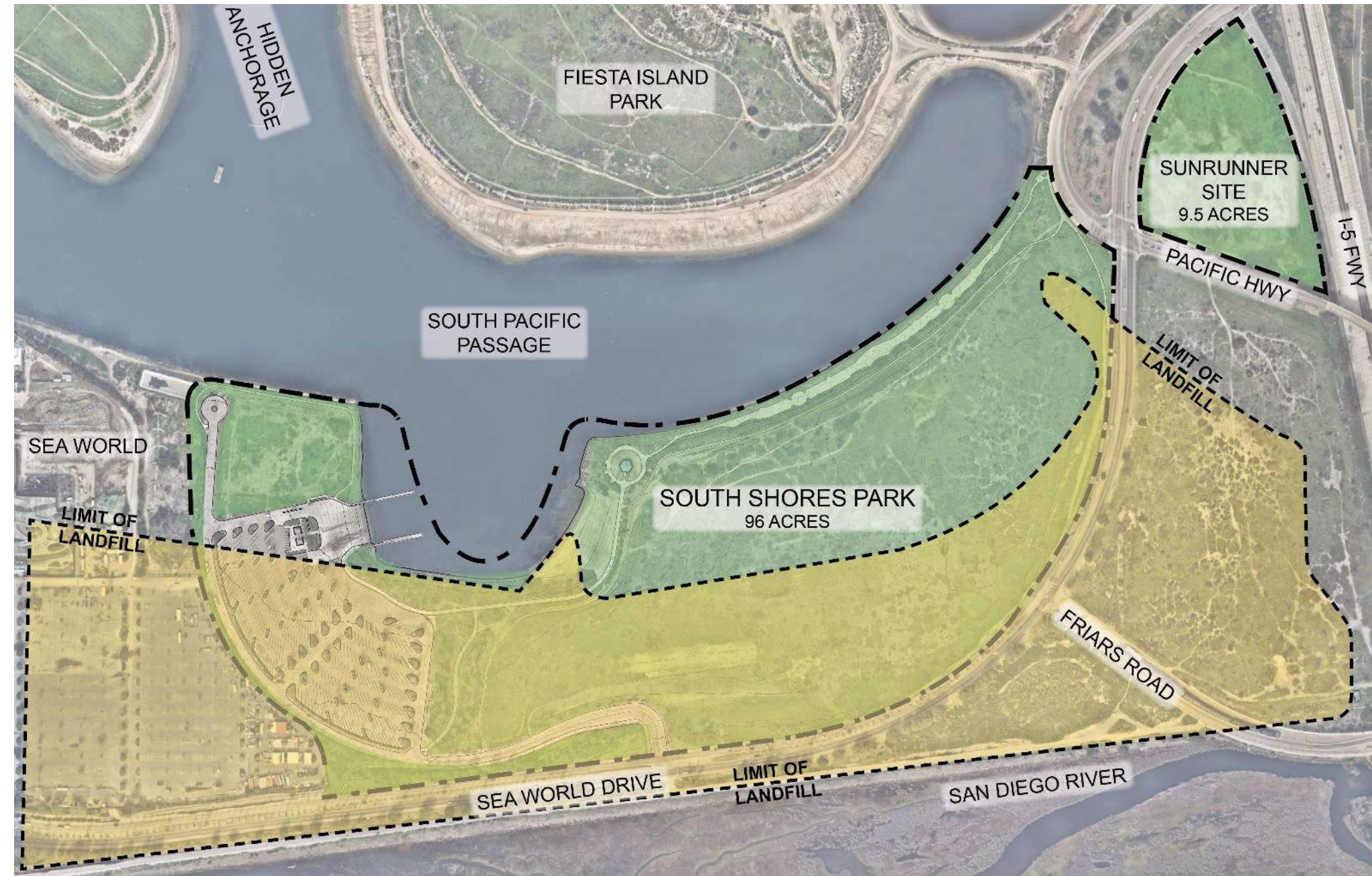
NUTTALL'S ACMISPON



# EXISTING CONDITIONS

## Former Landfill

- Former Mission Bay landfill operated from 1952-1959



# EXISTING CONDITIONS

## Landfill Monitoring

- Monitoring wells
- Surface water monitoring





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# CASE STUDIES

**SOUTH SHORES**

## CASE STUDIES

### Huntington Sports Complex

- Former Ascon Landfill operated from 1947-1962
- 45-acre Huntington Sports Complex, built 2003



Huntington Sports Complex, Huntington Beach, CA

# CASE STUDIES

## Huntington Sports Complex

### Site Features:

- 8 Softball fields overlaid with 7 soccer fields
- 3 Artificial turf fields
- 1 Arena turf field
- Batting cages
- Two concession stands
- 2 Playgrounds and restrooms
- Coastal sage scrub habitat area and open space





# CASE STUDIES

## Huntington Sports Complex



## CASE STUDIES

### Shoreline Park

- Former Mountain View Landfill operated from 1968-1981
- 750-acre Shoreline Park and wildlife refuge dedicated 1983



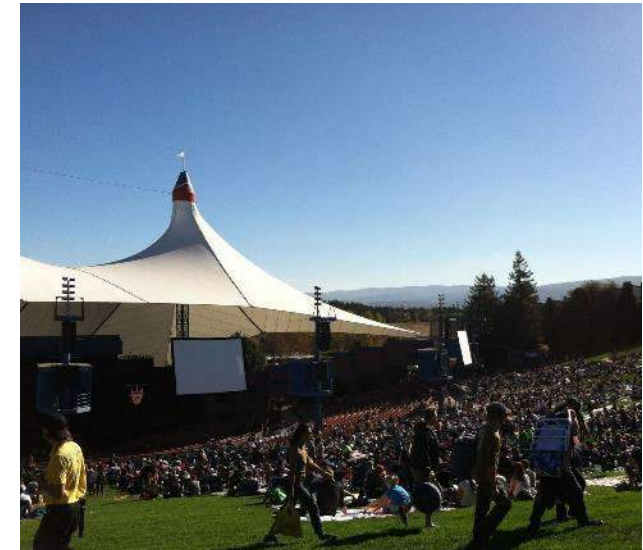
Shoreline Park at Mountain View, Mountain View (San Francisco Bay), CA

# CASE STUDIES

## Shoreline Park

### Site Features:

- Dog parks
- Athletic fields
- Outdoor amphitheater and concerts
- Golf course
- Trails and open space



# CASE STUDIES

## Shoreline Park





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# PROJECT GOALS EXERCISE

## SOUTH SHORES



# SOUTH SHORES GOALS

Source: Mission Bay Park Master Plan

## SOUTH SHORES PARK GOAL 1

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## SOUTH SHORES PARK GOAL 2

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## Discussion

Email questions and additional feedback to

**Kevin Nguyen**

[ktnguyen@sandiego.gov](mailto:ktnguyen@sandiego.gov)

# THANK YOU

## SOUTH SHORES PARK GENERAL DEVELOPMENT PLAN

MISSION BAY PARK IMPROVEMENT FUND OVERSIGHT COMMITTEE

October 3, 2023



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# EXISTING CONDITIONS

## Existing Uses





# NEXT STEPS

**SOUTH SHORES**



# GDP TIMELINE

